125.0	0002	0008.A	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	4,463,000	/	4,463,000
USE VALUE:	4,463,000	/	4,463,000
ASSESSED:	4,463,000	/	4,463,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
840		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JBBP MASS AVE LLC
Owner 2:	
Owner 3:	
Street 1:	11 ELKINS ST SUITE 420
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02127 Type:

PREVIOUS OWNER

Owner 1:	CENTRE STREET REALTY INC -
Owner 2:	C/O ROBERT CEDER -
Street 1:	846 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .655 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1940, having primarily Brick Exterior and 27648 Square Feet, with 26 Units, 26 Baths, 0 3/4 Bath, 0 HalfBath, 74 Rooms, and 36 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	28512.000	2,797,400	14,600	1,651,000	4,463,000
Total Card	0.655	2,797,400	14,600	1,651,000	4,463,000
Total Parcel	0.655	2,797,400	14,600	1,651,000	4,463,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 161.42 | /Parcel: 161.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80307
GIS Ref
GIS Ref
Insp Date 05/29/18

PREVIOUS ASSESSMENT

Parcel ID 125.0-0002-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	2,797,400	14600	28,512.	1,651,000	4,463,000		Year end	12/23/2021
2021	112	FV	2,797,400	14600	28,512.	1,573,000	4,385,000		Year End Roll	12/10/2020
2020	112	FV	2,673,500	14600	28,512.	1,430,000	4,118,100	4,118,100	Year End Roll	12/18/2019
2019	112	FV	2,208,000	15200	28,512.	1,430,000	3,653,200	3,653,200	Year End Roll	1/3/2019
2018	112	FV	2,208,000	15200	28,512.	1,430,000	3,653,200	3,653,200	Year End Roll	12/20/2017
2017	112	FV	1,897,700	15200	28,512.	1,170,000	3,082,900	3,082,900	Year End Roll	1/3/2017
2016	112	FV	1,897,700	15200	28,512.	1,170,000	3,082,900	3,082,900	Year End	1/4/2016
2015	112	FV	1,665,000	15700	28,512.	988,000	2,668,700	2,668,700	Year End Roll	12/11/2014

!9675!

PRINT

Date	Time
12/30/21	09:26:39

LAST REV

Date	Time
08/24/21	08:53:33
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9675

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENTRE STREET R	73098-341	1	8/13/2019	Mult Lots	6,898,203	No	No		
	9265-241		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	80307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	866	Inter Fi	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS INT REF	CC	Chris C
2/23/2009	Measured	197	PATRIOT
5/11/2000	Measured	197	PATRIOT
10/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		28512		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		26		No. of Un	Site		0	63,500.	1.00	AA									1,651,000						1,651,000	

Total AC/HA:	0.65455	Total SF/SM:	28512	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total:	1,651,000	Spl Credit		Total:	1,651,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	26	Total:	26
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	26	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	26	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	0.97683495
Adj $ / SQ:	131.287
Other Features:	260000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	3996289
Depreciation:	1198887
Depreciated Total:	2797402

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 10

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 74 | BRs: 36 | Baths: 26 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
10	4	2	M
9	3	1	M
7	1	1	M
Totals			
26	74	36	

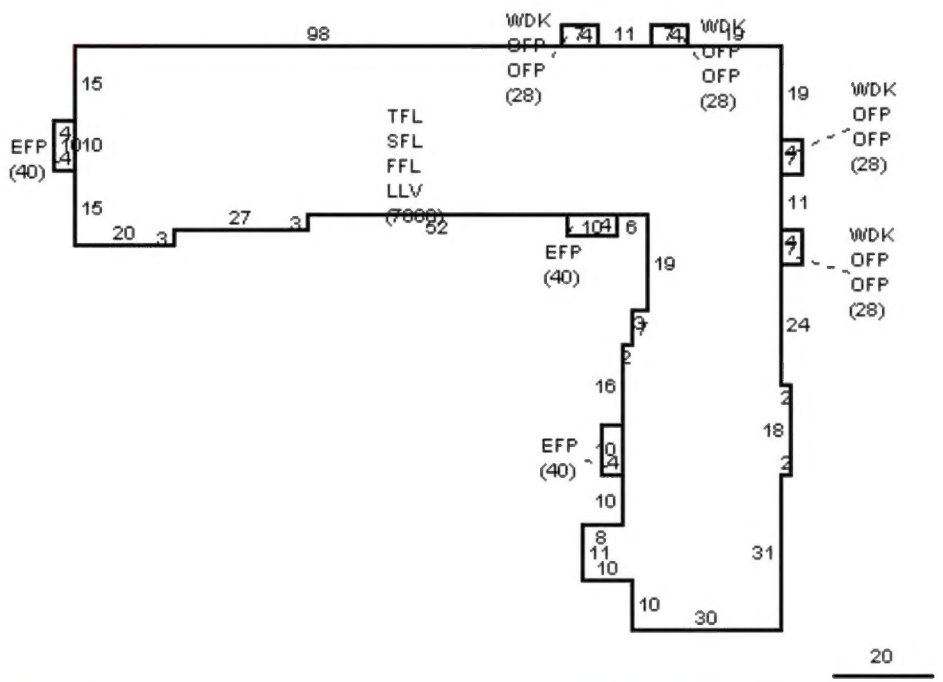
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	131.29
Special Features:	0	Val/Su Net:	89.73
Final Total:	2797400	Val/Su SzAd	121.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	7,680	131.290	1,008,281
LLV	Lower Level	7,680	90.980	698,739
SFL	Second Floor	7,680	131.290	1,008,281
TFL	Third Floor	7,680	131.290	1,008,281
OFP	Open Porch	224	23.310	5,222
EFP	Enclos Porch	120	48.760	5,851
WDK	Deck	112	14.580	1,633
	Net Sketched Area:	31,176	Total:	3,736,288
Size Ad	23040	Gross Area	31176	FinArea 27648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	1985	2.00	T	27.2	112			14,600			14,600

More: N | Total Yard Items: 14,600 | Total Special Featues: | Total: 14,600